



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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November 18, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PARKS AND RECREATION:
APPROVAL OF THE DEPARTMENT OF PARKS AND RECREATION
ARBORETUM OF LOS ANGELES COUNTY HAZARDOUS MATERIAL
REMEDiation BUILDBACK AND IMPROVEMENT PROJECT AND PROJECT
BUDGET – C.P. # 86928
(FIFTH DISTRICT) (3 VOTES)**

SUBJECT

Approval by your Board is required to establish a capital project, the scope of work, and the project budget for the Arboretum of Los Angeles County Hazardous Material Remediation Buildback and Improvement Project. Therefore, the Department of Parks and Recreation is requesting that your Board approve the aforementioned project, its scope of work, and project budget.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find the project categorically exempt from the California Environmental Quality Act for the reasons cited herein.
2. Approve the Arboretum of Los Angeles County Hazardous Material Remediation Buildback and Improvement Project Capital Project Number 86928 at an estimated cost of \$575,000.

"To Enrich Lives Through Effective And Caring Service"

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PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow the Department of Parks and Recreation (Department) to complete the Arboretum of Los Angeles County Hazardous Material Remediation Buildback and Improvement Project located at 301 N. Baldwin Ave. Arcadia, CA 91007. In December 2007, a main line sanitary sewer stoppage caused extensive flooding of the administration building, including the entry rotunda. During remediation, tests for mold, asbestos and lead based paint were positive, and hazardous materials abatement was completed. All contamination was removed; however, during this abatement work, portions of interior walls, flooring, and mechanical systems insulation were removed. The current project will correct the damaged or removed areas of the administration building, and will enable displaced Department staff to return to work at the building. The project will be completed through a Job Order Contract (JOC) managed by Internal Services Department (ISD) and ISD crafts services.

Implementation of Strategic Plan Goals

Approval of the recommended actions supports County Strategic Plan Goals of Fiscal Responsibility (Goal 4) by investing in public infrastructure and Children and Families' Well-Being (Goal 5) by improving economic well-being, safety, and educational/workforce readiness of the children and families of the County of Los Angeles.

FISCAL IMPACT/FINANCING

The project budget of \$575,000 includes costs for design, construction, Civic Art fees of \$4,000, and County services. The Civic Art funding will be transferred to the Civic Art Special Fund in a separate budget action during Fiscal Year 2008-09. Project funding consists of the Department's Improvement fund revenue generated by a cellular telephone transmission tower lease agreement with Verizon Wireless, Incorporated.

Operating Budget Impact

Based on the project description, the Department does not anticipate any one-time or ongoing cost resulting from the recommended actions. Should the necessity arise, the Department will work with the Chief Executive Office to determine the appropriate level of maintenance and available funding.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Public Park Preservation Act of 1971 (PPPA), under the Public Resources Code Section 5404, allows the County to sell or lease up to 10 percent, but no more than one acre of park land for non-park purposes. However, the monies collected must be used to acquire park land serving the same area, or it may be used to improve the existing park land.

The Park Improvement Special Fund was established to deposit revenue from lease agreements and sales of land interests subject to the PPPA. The revenue is placed in this special interest-bearing fund to ensure the funds generated at the facility are spent in accordance with the PPPA.

County Counsel has reviewed and approved this Board letter.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from California Environmental Quality Act (CEQA) according to Sections 15302(c), of the State CEQA Guidelines and Classes 1 and 2 (e) of the Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987 because the project provides for the replacement of existing facilities with no expansion of use beyond that previously existing.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will not impact County services or current projects at this location.

CONTRACTING PROCESS

These restoration improvements will be accomplished by JOC managed by ISD and ISD crafts services in accordance with established County policies and procedures.

The Honorable Board of Supervisors
November 18, 2008
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CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office (Capital Projects Division), and one to the Department of Parks and Recreation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF', followed by a stylized flourish.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RG:DL
JSE:DJT:RB:zu

Attachment

c: County Counsel
Director Parks and Recreation
Director Internal Service

**ARBORETUM HAZARDOUS MATERIAL REMEDIATION BUILDBACK AND
IMPROVEMENT PROJECT****I. Proposed Project Schedule**

Project Activity	Scheduled Completion Date
Award Design Contract	NA
Execute Design Contract	NA
Construction Documents	NA
Jurisdictional Approvals	12/15/08
Award JOC Contract	1/15/08
Start Construction	1/30/09
Substantial Completion	4/30/09
Project Acceptance	6/15/09

PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Low Bid Construction Contract	\$ 0
Job Order Contract	376,000
Change Orders	75,000
Departmental Crafts	0
Youth Employment	0
Construction Consultants	0
Misc. Expense/Contingency	0
Telecomm Equip – Affixed to Building	0
Civic Arts	4,000
Subtotal	\$ 455,000
Programming/Development	\$ 0
Plans and Specifications*	\$ 24,000
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	0
Geotech/Soils Report and Soils Testing	0
Material Testing	0
Cost Estimating	0
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Environmental	0
Move Management	0
Equipment Planning	0
Legal	0
Construction/Change Order	0
Subtotal	\$ 0
Miscellaneous Expenditures	\$ 0
Jurisdictional Review/Plan Check/Permit	\$ 0
County Services	
Code Compliance Inspection	\$ 0
Quality Control Inspection	0
Design Review	0
Design Services	0
Contract Administration	0
Project Management	0
Project Management Support Services	0
ISD Job Order Contract Management	93,600
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	0
Office of Affirmative Action	2,400
County Counsel	0
Other:	0
Sheriff Job Order Contract Management	0
Subtotal	\$ 96,000
TOTAL	\$ 575,000